

# PLAT OF SURVEY

Prepared for: RICK KOEHLER

H:\PLAT\T1NR1W\24\14s126-KOEHLER  
DRAWN BY: AJ AUSTIN CREW: SW AUSTIN

## LEGEND

- Aluminum Monument found
- ⊗ 8" Wood Set post found
- No. 6 rebar found
- △ 1" diameter iron pipe found
- No. 6 x 18" rebar set with cap
- + No monument set
- ⊕ Utility pole
- ⊗ Light pole
- Overhead Utility line
- Wood retaining wall
- ( ) Recorded as
- [ - ] Property described in Volume and Page, Grant County Registry
- x-x- Wood fence

NORTH 1/4 CORNER  
SECTION 24, T1N R1W  
Location determined  
from existing ties

### DESCRIPTION OF SURVEY:

Located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township One (1) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin, containing 0.85 acre, more or less, and being described as follows: Commencing at the South Quarter (S 1/4) corner of said Section; thence North 00° 32' 42" East 2045.52 feet along the North-South Quarter (N-S 1/4) line of said Section; thence North 89° 27' 18" West 478.93 feet to the Northeast corner of that property as described in Volume 1168, Page 66 recorded as Document No. 707110, Grant County Registry, said corner being the point of beginning; thence South 88° 27' 57" West 249.89 feet to the Northwest corner of said property; thence South 08° 40' 54" East 150.00 feet to the Southwest corner of said property; thence North 88° 27' 57" East 249.89 feet to the Southeast corner of said property; thence North 08° 40' 54" West 150.00 feet to the point of beginning. Tract being subject to any and all easements of record and/or usage.

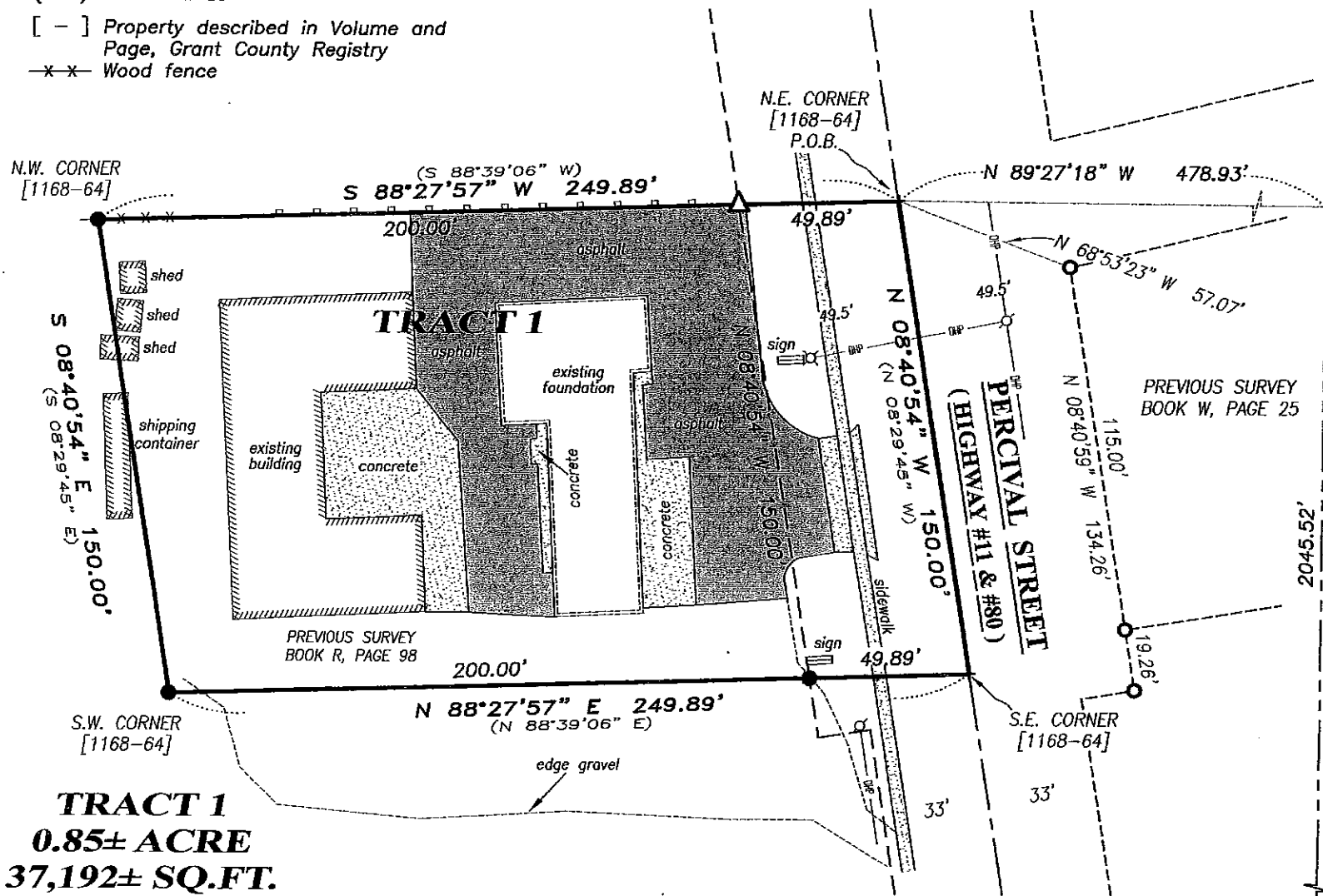
### SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Registered Wisconsin Land Surveyor, hereby certify: That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision. That this survey was prepared under the instructions of Rick Koehler. That to the best of my knowledge and belief, this plat is an accurate representation thereof. That all plans that do not show a seal imprint in red ink may contain unauthorized alterations. The certification contained on this document shall not apply to any copies. Dated this 5th day of August, 2014.

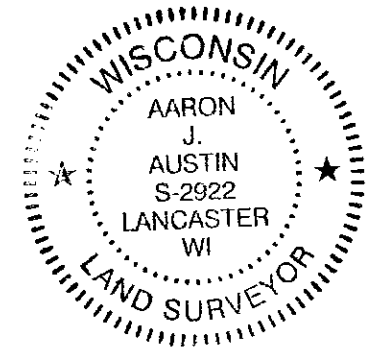
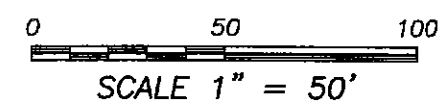
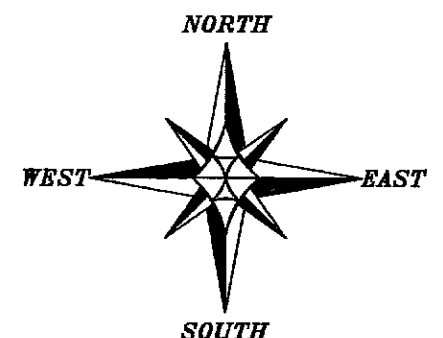
*Aaron J. Austin*  
Aaron J. Austin, S-2922

### SURVEYOR'S NOTES:

This survey was prepared with the intent of following the lines shown and described hereon. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvements have been located unless shown and noted. No representation as to ownership, use or possession should be hereon implied. Refer to abstract, title or local ordinances for any additional restriction, easements or building setback lines. No abstract, nor title commitment, nor results of title searches were furnished to the surveyor.



**TRACT 1**  
**0.85± ACRE**  
**37,192± SQ.FT.**  
(INCLUSIVE R.O.W.)  
**0.68± ACRE**  
**29,767± SQ.FT.**  
(EXCLUSIVE R.O.W.)



4211 HWY 81 E, LANCASTER, WI 53813  
PHONE: 608-723-6363 FAX: 608-723-6702

The North-South 1/4 line of Section 24 bears N 00° 32' 42" E according to the Grant County Coordinate System (2011 adjustment) which was determined by G.P.S. observation.

SOUTH 1/4 CORNER  
SECTION 24, T1N R1W